

ARCHITECTURAL REVIEW BOARD
MINUTES
April 22, 2003

Present: Lawrence, Hughes, White, Kolbe, McDonald, Brown, Castell

Staff: Dave Keating

*T-Party Antiques & Tea Room,
2 Squab Lane
Proposing installation of wall sign and two hanging signs*

Susan Borgen presented a display of photographs of the building's three entrances marked with the location of each sign which compose a wall and hanging sign for Grove Street and a hanging sign for the rear property. The three signs will be white with black and sage green lettering. The signs were approved as presented.

*AvalonBay Communities, Inc.
137-139 Hollow Tree Ridge Road
Proposing installation of a sign and two mailbox kiosks.*

Sharon Calitro, Avalon, and Bob Maslan, lawyer opened the presentation with photographs of the progress of the current construction. The two kiosks sit on an 8' by 8' slab, 6' columns with a pitched shingled roof, and will contain about 90 mailboxes. The siding will be Cedar Impression in vinyl, and is the same as the apartments.

The signs are in foam with dark blue background, gold leaf lettering. There was a discussion on the wording of "an apartment community". The decision was to eliminate it from the sign, and it was approved on this condition. It was decided that the address, 137 Hollow Tree Ridge Road, would be included at the bottom of the sign.

*Tokeneke Club
4 Tokeneke Beach Drive
Proposing alternations to and additions to the existing building*

Wilder Gleason, Bruce Beinfield, and Jim Morelock presented the plan to update this 40 year old club and make it code compliant. There will be new awnings, an elevator tower faced with stucco and scored horizontally, improved food storage, two new windows, electrical panels, teak doors, entrances faced with teak with a wire mesh rail on the deck. All new stucco surfaces will be painted. Construction will start this winter.

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*Grove Street Plaza, LLC
Grove Street and Brook Street
Proposing review of plans for new building*

This was presented by the architect, Do Chung, Hoby Baker, Bob Maslan, and Penny Glassmeyer. The main block of buildings has three distinct styles of façade, windows and roofs. The first one has a gambrel roof and is brick, (Old Virginia Brick, which is sand based), with trim color green #2223, Pratt Lambert. The second building is light cream stucco (#2128). The third building has a body color of #2210, light sage with gray trim #2235. There was some discussion about the roof material as to whether it should be slate or lead colored metal. There was a general feeling that the slate might be too heavy, and an architectural quality shingle was suggested. Street lamps will be same as the ones on Darien's Model Block.

The courtyard, designed by Carol Guthrie, will have concrete pavers 6" by 6" with a running diagonal bond.

The courtyard view of the main building was discussed in detail because the design boards shown to the ARB, and to Planning and Zoning were slightly different than the plans handed to Dave Keating this evening. The plans show an enlarged gambrel roof to accommodate a window needed for the interior. Do Chung claimed that there was no increase of space. There was a discussion about the placement of windows in the plan that was different from the boards presented earlier this evening. It was the board's opinion that the windows should line up vertically with all windows spaced equally from the corners of the building. Because of the lack of clarity on this elevation, and the discrepancy between the boards and the plan, it was not possible to approve the plan at this time.

Respectively submitted,

Marian Castell